



## **3.0 Project Description**

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## 3.0 PROJECT DESCRIPTION

### 3.1 PROJECT LOCATION AND SETTING

#### 3.1.1 PROJECT LOCATION

The proposed Serrano Summit Area Plan 2009-01 and Tentative Tract Map No. 17331 (the project) is located in the City of Lake Forest, California. The City of Lake Forest is located in southern Orange County, between Los Angeles and San Diego Counties, east of Interstate 5 (I-5); refer to Exhibit 3-1, *Regional Vicinity*. The 98.9-acre project site is located to the north of the Serrano Highlands residential neighborhood, south of Commercentre Drive, east of Bake Parkway, and west of Serrano Creek; refer to Exhibit 3-2, *Site Vicinity*. Vehicular access to the site is currently available via gated and pre-authorized access points at Biscayne Bay Drive and Wisteria Lane.

#### 3.1.2 PROJECT SETTING (EXISTING CONDITIONS)

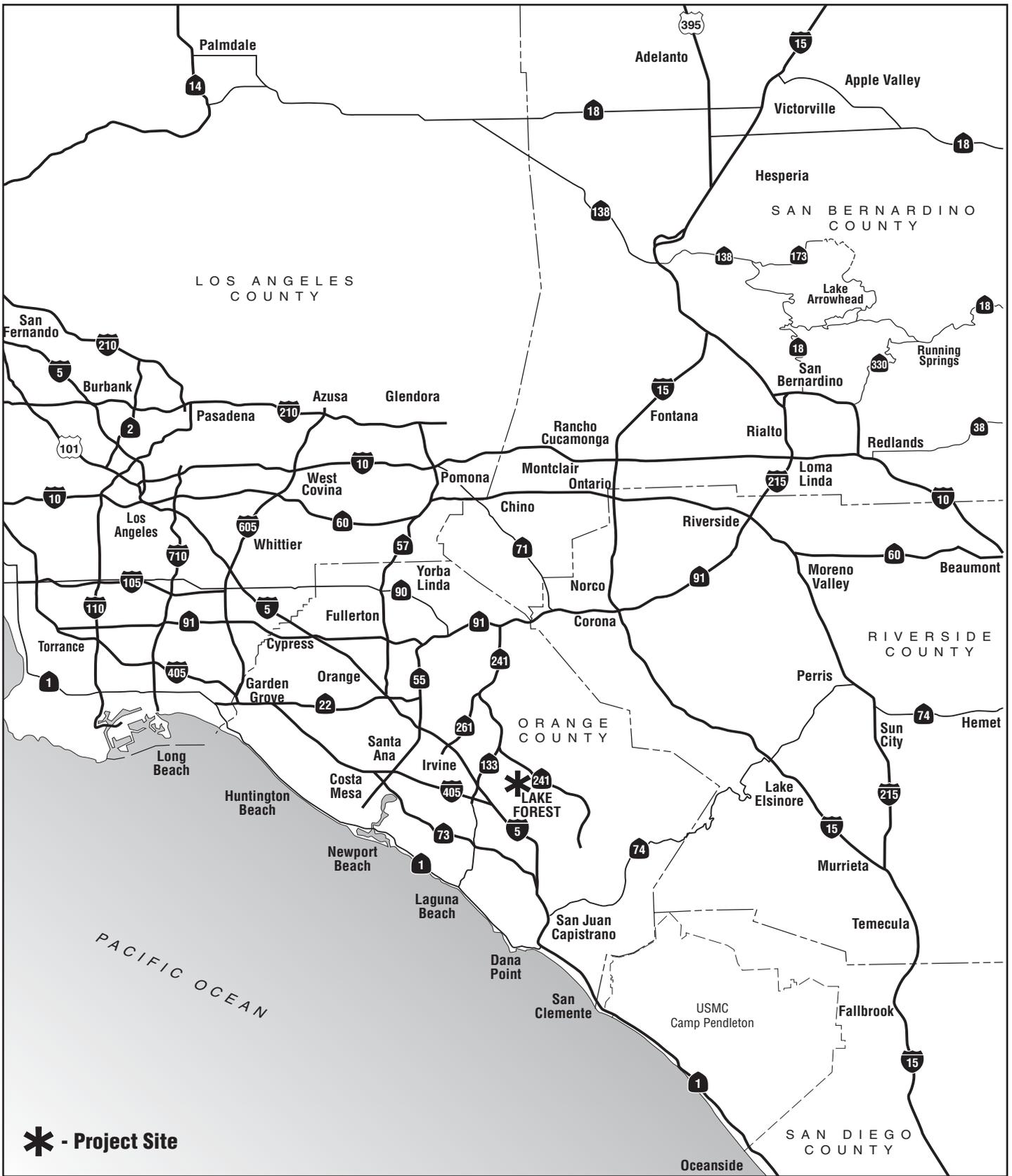
##### EXISTING ON-SITE CONDITIONS

The project site has historically been used for both agricultural purposes and water storage and treatment uses. The property was owned by the Los Alisos Water District (LAWD) until 2001, when it was acquired by the Irvine Ranch Water District (IRWD). Currently, the project site is largely undeveloped with the exception of the on-going water utility uses at the southern end of the property; refer to Exhibit 3-3, *Aerial Photograph*. The project site slopes downward in a southern direction, toward Serrano Creek, and ranges in elevation from approximately 709 to 540 feet above mean sea level (msl).

The existing on-site structures include several administrative and water storage/treatment facilities previously operated by the LAWD; refer to Exhibit 3-4, *Existing Land Uses*. The facilities include the former Baker Filter Treatment Building, two storage buildings, an administrative/office building, two above ground steel water tanks, and two below ground concrete water reservoirs. While the administrative/office building is no longer in use, all of the water storage tanks/reservoirs are currently operated by IRWD to serve domestic or recycled water to the Lake Forest area. There are multiple paved maintenance paths located on-site in association with these uses. These existing paths provide access to the site via Biscayne Bay Drive to the north and Wisteria/Marin to the south.

There has been on-site vacant land disturbance as a result of past agricultural activities. There is on-site riparian vegetation located along the site's eastern boundary, along Serrano Creek. Also, the Serrano Creek Trail trends in a north/south orientation along Serrano Creek and the site's eastern boundary.

Pursuant to the City's General Plan Land Use Map, the project site is designated "Medium Density Residential" (approximately 82 acres) and "Public Facility" (approximately 17 acres). According to the City's Zoning Map, the project site is zoned "Multi-Family Dwelling with a Planned Development Combining District" (R2-PD) (approximately 82 acres) and "Public Facilities" (approximately 17 acres).



\* - Project Site

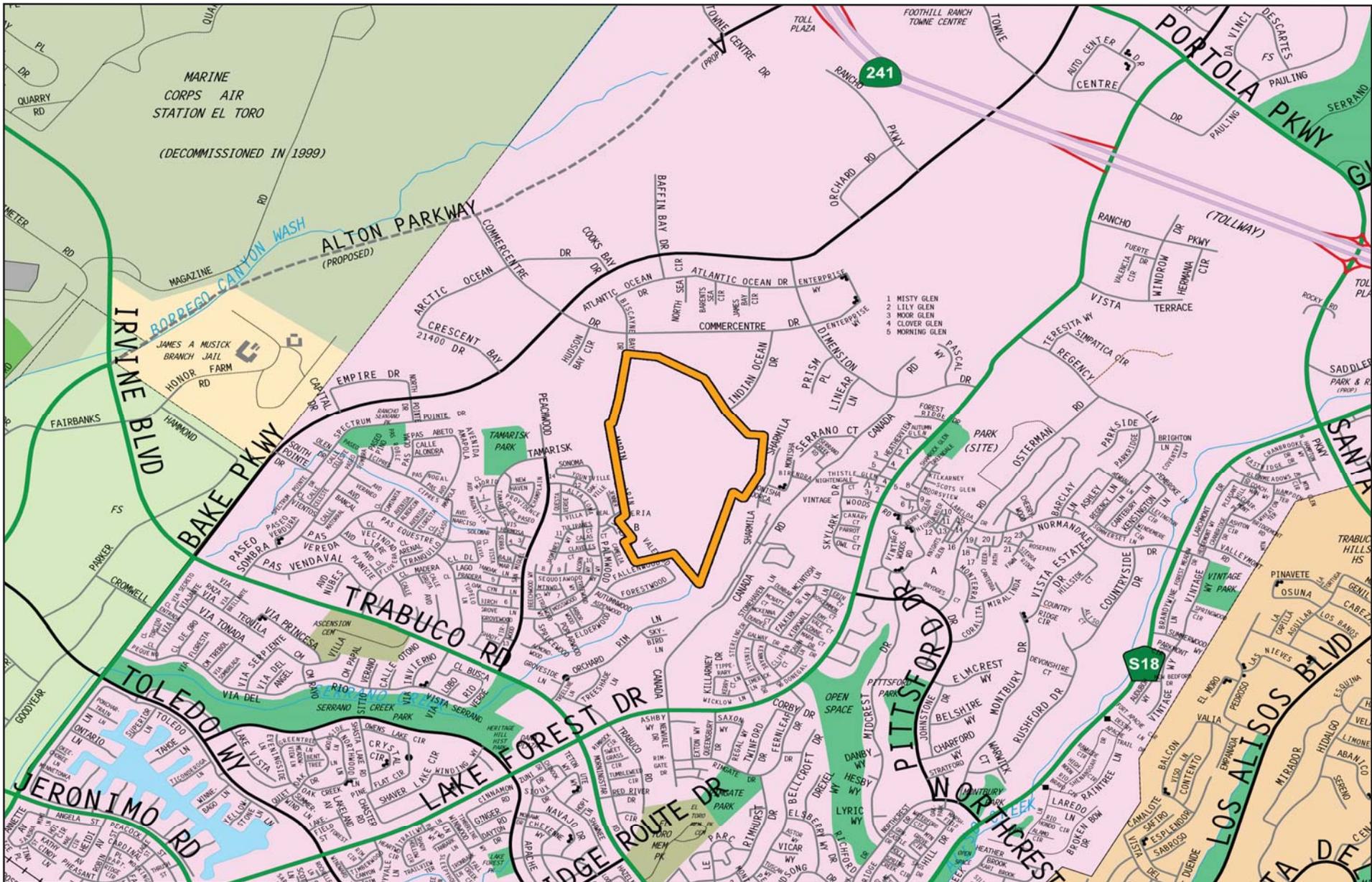
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SERRANO SUMMIT AREA PLAN 2009-01 AND  
TENTATIVE TRACT MAP NO. 17331  
ENVIRONMENTAL IMPACT REPORT  
**Regional Vicinity**

**Exhibit 3-1**



Source: Thomas Brothers Maps, 2009.

— Project Site Boundary

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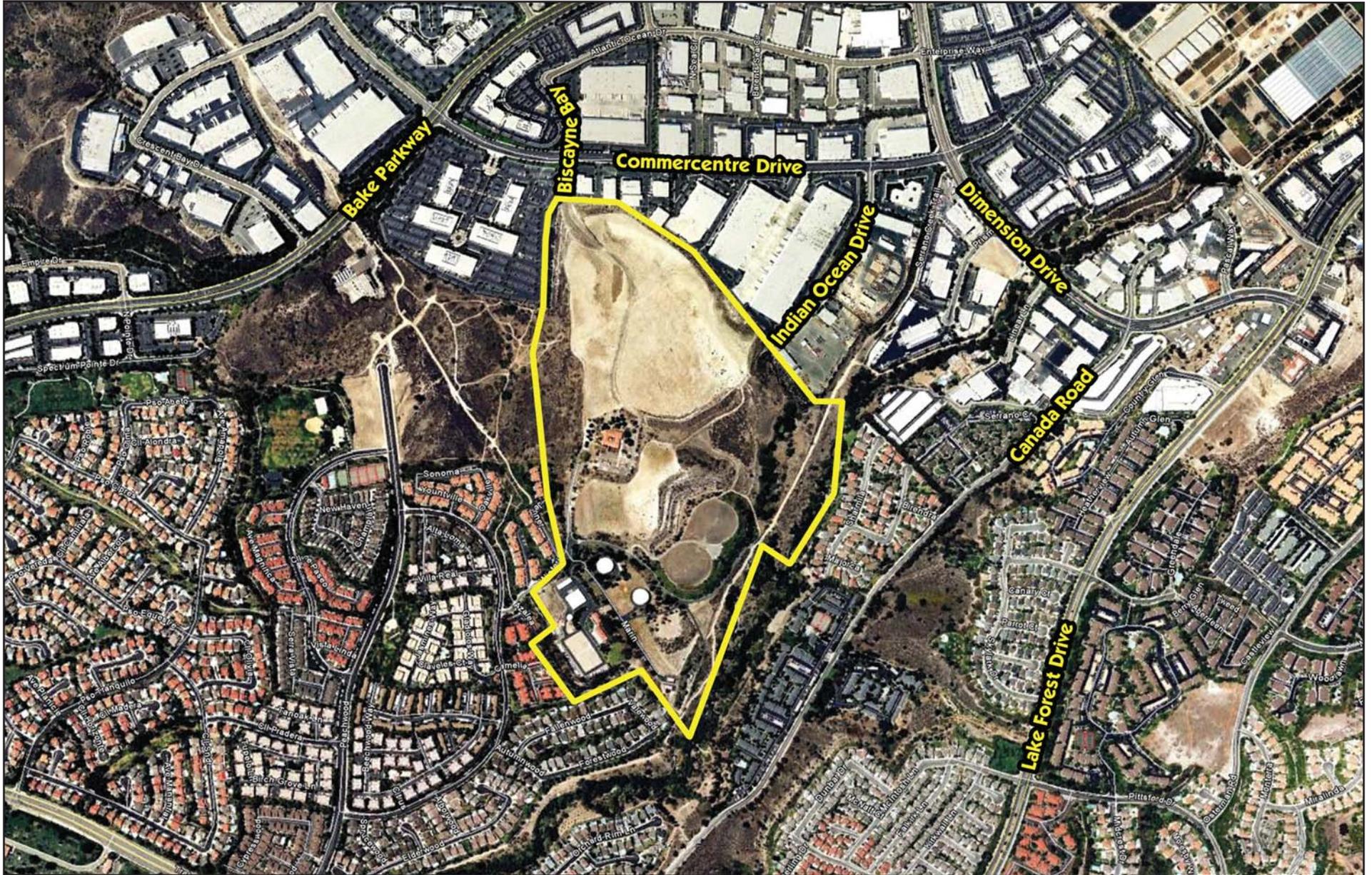


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## Site Vicinity

Exhibit 3-2



Source: Google Maps, 2009.

— Project Site Boundary

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SERRANO SUMMIT AREA PLAN 2009-01 AND  
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**Aerial Photograph**

**Exhibit 3-3**



Source: Serrano Summit Area Plan by KTG Group, Inc., October 2009.

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SERRANO SUMMIT AREA PLAN 2009-01 AND  
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## Existing Land Uses



## SURROUNDING LAND USES

Land uses surrounding the project site include the following:

- North: Light industrial uses are located to the north of the project site. Commercentre Drive trends in an east/west orientation to the north. The General Plan land use designations to the north are Light Industrial. The zoning to the north includes Pacific Commercentre Planned Community-Light Industrial (LI) and Light Industrial (M1).
- East: Serrano Creek is located east of the project site and trends in a north/south orientation east of the Serrano Creek Trail. Serrano Creek, a single-family residential neighborhood, and two condominium neighborhoods are located further to the east, beyond Serrano Creek. The General Plan designations to the east include Regional Park/Open Space, Low Density Residential (2 to 7 du/net acre), and Low-Medium Density Residential (7 to 15 du/net acre). The zoning includes General Agriculture (A1), Group Dwelling Planned Development (R2-PD), Residential Single-Family (RS), and Heavy Density Residential (HEDR).
- South: The Serrano Highlands residential neighborhood and Serrano Creek are situated to the south of the project site. The General Plan designations to the south include Low Density Residential (2 to 7 du/net acre), Low-Medium Density Residential (7 to 15 du/net acre), and Regional Park/Open Space. The zoning is Open Space (OS), Medium Density Residential (MDR), and Serrano Highlands Planned Community-High Density 1 Residential (HDR-1) and Serrano Highlands Planned Community-High Density 2 Residential (HDR-2).
- West: Condominium residential uses, vacant lands, and office/commercial uses (including the existing Lake Forest City Hall) are situated to the west of the project site. The General Plan designations to the west include Low Density Residential (2 to 7 du/net acre), Low-Medium Density Residential (7 to 15 du/net acre), Open Space, and Light Industrial. The zoning to the west include HDR-1 and HDR-2, Open Space, and Pacific Commercentre Planned Community-High Technology (HT).

## 3.2 BACKGROUND AND HISTORY

Due to aircraft flight patterns from the former El Toro Marine Corps Air Station (El Toro MCAS) and resultant noise from aircraft, restrictions were placed on a large swath of land located in the central portion of the City (which includes the project site). This area was formerly contained within the 65 Community Noise Equivalent Level (CNEL) contours and airport crash zones, which restricted development in this portion of the City. As the City developed in the southern and northern portions with residential and commercial development, along with areas of park, trail, and other recreational uses, this land use restricted area was developed with industrial, office, and commercial uses devoid of the open space and trail linkages found in the remainder of the City. Consequently, the land use restrictions effectively segregated the northern and southern portions of the City.



With the decision to utilize the former El Toro MCAS property for non-aviation uses, the restriction on development in the central portion of the City is no longer necessary. The City initiated a series of studies, collectively dubbed the “*Opportunities Study*.” The overall purpose of the *Opportunities Study* was to examine the impacts and benefits of changes to the allowed land uses in this land use restricted area. At the outset of the *Opportunities Study*, the City Council developed study objectives. Utilizing the established study objectives as the basis for analysis of the potential land use changes, the City Council approved a phased approach to the *Opportunities Study*. The City accepted conceptual plans from six landowners in the restricted land use area, cumulatively called the “Landowner Concept Plan,” which included residential and mixed uses. The land use changes proposed by the landowners were evaluated from planning, traffic, and fiscal perspectives and compared against the industrial and commercial land uses previously allowed under the City’s General Plan. Through the *Opportunities Study* process, a “Recommended Plan” was developed for further study. The Recommended Plan for development included seven parcels, with a public facilities overlay applied to a portion of the seventh parcel.

The *City of Lake Forest Opportunities Study Final Program Environmental Impact Report* (OSA PEIR), dated May 23, 2008, was prepared in order to consider potential environmental impacts that would result from implementation of General Plan Amendment 2008-02C and Zone Change 2008-03, among other entitlements, proposed as a result of the Recommended Plan. The OSA PEIR included an analysis of Site 3, which generally comprises the proposed Serrano Summit Area Plan 2009-01 and Tentative Tract Map No. 17331 (the subject of this EIR). The proposed project was also analyzed as a development concept proposed by Alternative 7 (presented in the Final OSA PEIR Chapter 7.4, *Alternative 7 – Hybrid Alternative*).

## 3.3 PROJECT CHARACTERISTICS

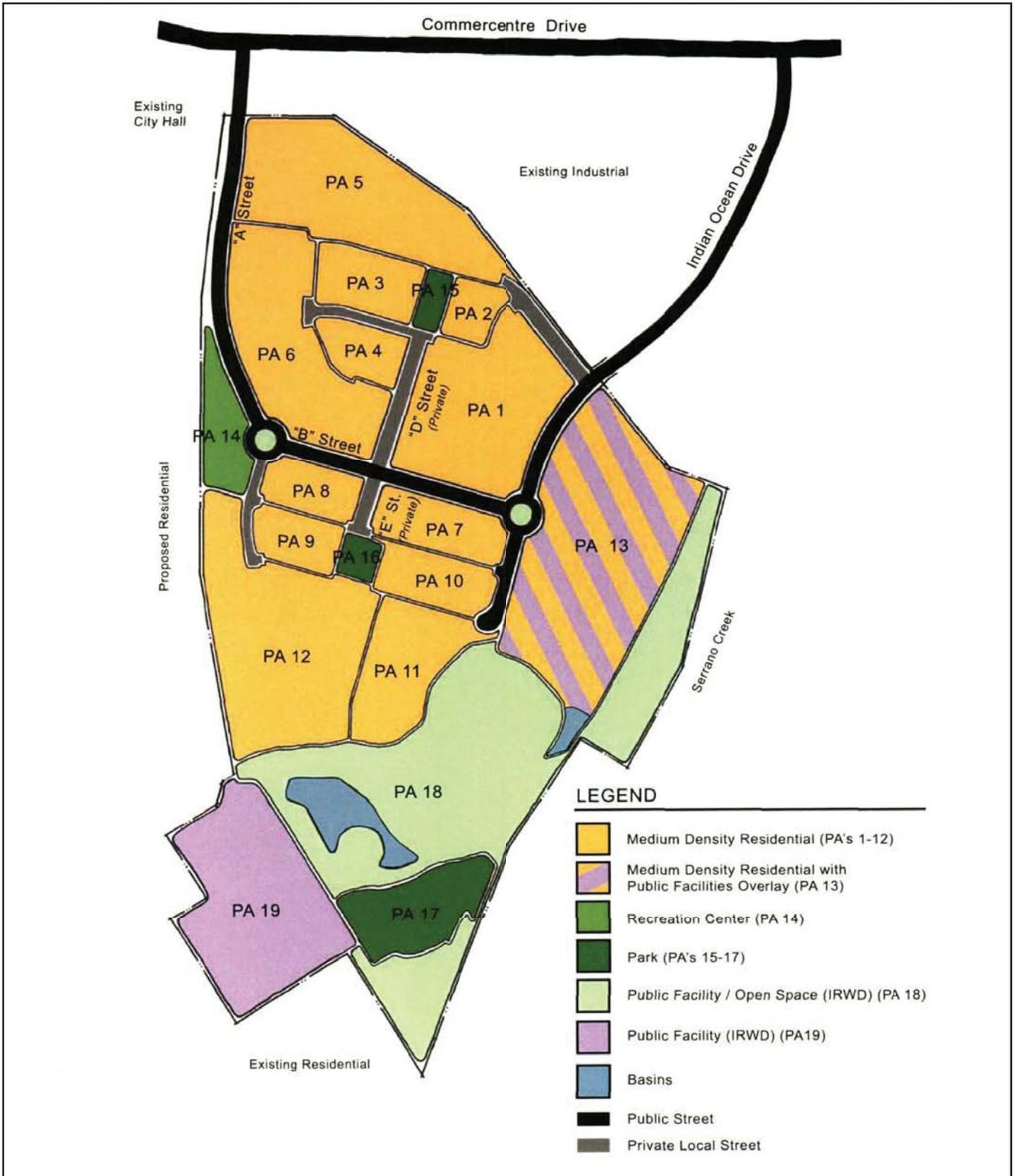
### 3.3.1 PROJECT DESCRIPTION

The project proposes the adoption of the Serrano Summit Area Plan 2009-01 (Area Plan<sup>1</sup>) and Tentative Tract Map No. 17731 (Tentative Tract Map). The proposed Area Plan provides for the development of residential neighborhoods, a Civic Center, parks and recreation facilities, and existing and future public facilities. The Area Plan would establish both regulations and guidelines, which would govern development of the project site. The Area Plan is designed to serve as a “blueprint” for development within the project area by establishing the distribution of land use and the criteria for development of each land use. The Area Plan would also establish the development requirements and guidelines to be applied to each phase of development within the project area.

Exhibit 3-5, *Proposed Master Land Use Plan*, illustrates the land uses planned for the project site. As depicted on Exhibit 3-5, the planned land uses are presented according to Planning Areas (PA). PAs 1 through 13 are planned for residential uses, PAs 14 through 17 are planned for parks and recreation, and PAs 18 and 19 are planned for existing and future IRWD facilities. PAs 1 through 13, which comprise approximately 56.8 acres, have a land use designation of Medium Density Residential. PA 13 (approximately 11.9 acres) is also subject to a Public Facilities Overlay, which

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<sup>1</sup> An Area Plan is a broadly focused planning document that takes a long-term view of a particular area and takes into account the local community's preferences on how it should or should not be developed.



Source: Serrano Summit Area Plan by KTG Group, Inc., July 2010.

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SERRANO SUMMIT AREA PLAN 2009-01 AND  
TENTATIVE TRACT MAP NO. 17331  
ENVIRONMENTAL IMPACT REPORT

# Proposed Master Land Use Plan



permits development of a Civic Center. For the purposes of this EIR, the “proposed project” assumes development of a Civic Center in PA 13, as permitted by the Public Facilities Overlay. The “project alternative” assumes development of residential uses in PA 13, as permitted by the underlying Medium Density Residential designation. The Development Agreement includes a provision for the construction of residential units in PA 13, in the event the Civic Center is not constructed within a certain time. Given the possibility of this scenario occurring, the “project alternative” has been included in this environmental documentation. As to the remaining Planning Areas, there is no variation between the proposed project and the project alternative. Therefore, unless otherwise noted, the project alternative’s characteristics and potential impacts with respect to the Area Plan are assumed to be the same as that of the proposed project.

Exhibit 3-6, *Tentative Tract Map No. 17331*, illustrates the Tentative Tract Map, which proposes to divide the project site into 37 lots and provide additional improvements. The Tentative Tract Map proposes Lots 1 through 13 for residential, and 14 through 19 for parks/recreation and existing IRWD facilities. The remainder of the lots consists of private streets and landscaped lots that will be commonly owned and maintained. It is noted, the Tentative Tract Map Lot numbers 1 through 13 coincide with the Planning Areas in the proposed Area Plan. Lot 13 is also subject to a Public Facilities Overlay, which permits development of a Civic Center. For purposes of this EIR, the “proposed project” assumes development of a Civic Center on Lot 13, while the “project alternative” assumes development of residential uses on Lot 13. As to the remaining Tentative Tract Map Lots, there is no variation between the proposed project and the project alternative. Therefore, unless otherwise noted, the project alternative’s characteristics and potential impacts with respect to the Tentative Tract Map are assumed to be the same as the proposed project.

## **SERRANO SUMMIT AREA PLAN**

As depicted on Exhibit 3-5 and outlined in Table 3-1, *Area Plan Planning Areas*, the project proposes 19 Planning Areas for future development. The Area Plan would allow the development of Medium Density Residential land uses in PAs 1 through 13), public facility uses (i.e., a Civic Center) in PA 13, recreational uses in PA 14, parks in PAs 15 through 17, IRWD public facilities and open space in PAs 18 and 19. Planning Areas 1 through 13 provide for residential development through future Tract Maps for fee simple lots or condominium subdivisions for a maximum of up to 833 dwelling units. Planning Area 13, an approximately 11.9-acre site, also includes a Public Facilities Overlay for the development of a Civic Center (proposed project). It is IRWD’s intent to retain ownership and continue the use of Planning Areas 18 and 19 for existing and future water utility operations.

## **TENTATIVE TRACT MAP NO. 17731**

As depicted on Exhibit 3-6 and outlined in Table 3-2, *Proposed Tentative Tract Map No. 17731*, the proposed Tentative Tract Map No. 17731 would subdivide the 98.9-acre site into 37 Lots (19 lots for residential, public facilities, and parks and recreation) and associated streets and slopes for three purposes: 1) development of residential uses at a maximum number permitted by the Development Agreement (a maximum of 608 dwelling units for the proposed project and a maximum of 833 dwelling units for the project alternative); 2) dedication of a site for the development of a civic center (for the proposed project); and 3) retention of the existing IRWD operations.



**Table 3-1  
Area Plan Planning Areas**

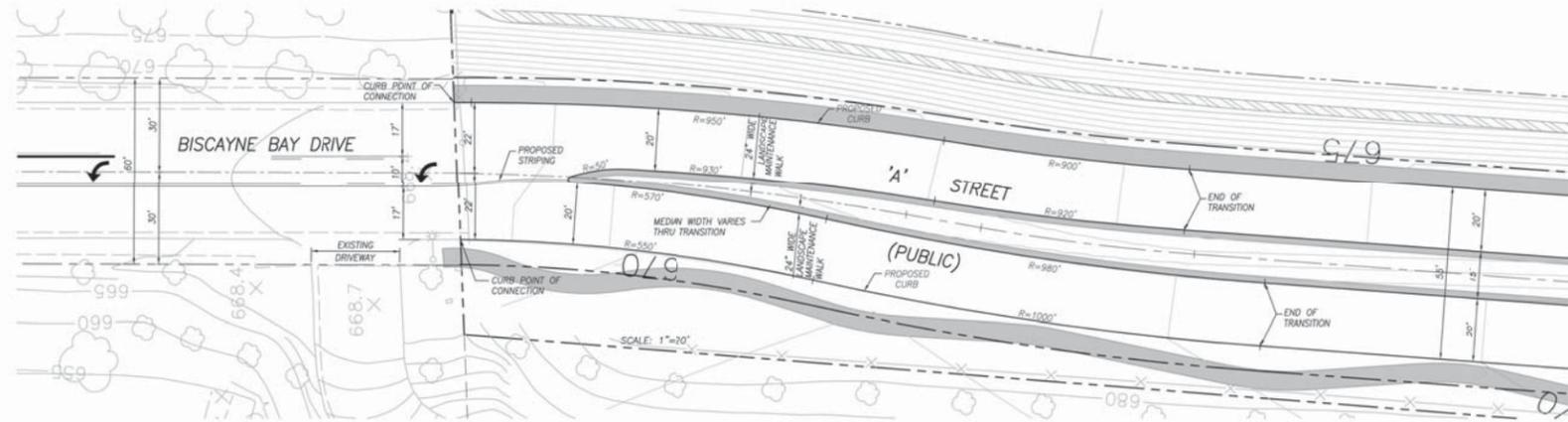
Planning Area	Land Use	Proposed Project		Project Alternative	
		Gross Acres	Maximum Allowed DU/PA <sup>1</sup>	Gross Acres	Maximum Allowed DU/PA <sup>1</sup>
1	Medium Density Residential (MDR)	6.9	173	6.9	173
2		1.0	25	1.0	25
3		2.0	50	2.0	50
4		1.4	35	1.4	35
5		7.1	178	7.1	178
6		6.6	165	6.6	165
7		1.8	45	1.8	45
8		1.5	37	1.5	37
9		1.5	38	1.5	38
10		2.2	55	2.2	55
11		3.5	88	3.5	88
12		8.8	220	8.8	220
13	Medium Density Residential – Project Alternative Only			11.9	298
	<i>Subtotal Residential Acreage</i>	<i>44.3</i>		<i>56.2</i>	
13	Public Facility Overlay – Proposed Project Only <sup>2</sup>	11.9	--		
14	Recreation Center	1.9	--	1.9	--
15	Park	0.5	--	0.5	--
16		0.5	--	0.5	--
17		3.2	--	3.2	--
18	Public Facility/Open Space (IRWD)	20.3	--	20.3	--
19	Public Facility (IRWD)	8.1	--	8.1	--
-	Roadway Rights-of-way	8.2	--	8.2	--
<b>TOTAL ACREAGE</b>		<b>98.9</b>		<b>98.9</b>	
<b>MAXIMUM ALLOWABLE RESIDENTIAL<sup>5</sup></b>			<b>608</b>		<b>833</b>
Notes:					
1. The maximum permitted residential density per planning area shall not exceed 25 dwelling units per acre (DU/AC).					
2. The Public Facility Overlay allows the development of a Civic Center in PA 13.					
3. Per the Development Agreement, if a Civic Center is developed in PA 13, it will be on a minimum of 9.0 usable net acres.					
4. Per the Development Agreement, a neighborhood park will be provided in PA 17 on a minimum of 2.95 usable net acres.					
5. Per the Development Agreement, the total number of units is not permitted to exceed 608 (with a Civic Center site) or 833 (without a Civic Center site).					

**PROPOSED EASEMENTS:**

- (A) EASEMENT FOR PIPELINES AND ACCESS FOR I.R.W.D.
- (B) EASEMENT FOR EMERGENCY ACCESS & PUBLIC SERVICE FOR THE CITY



**TRANSITION DETAIL  
BISCAYNE BAY DRIVE TO 'A' STREET**



Source: Fuscoe Engineering, July 9, 2010.

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SERRANO SUMMIT AREA PLAN 2009-01 AND  
TENTATIVE TRACT MAP NO. 17331  
ENVIRONMENTAL IMPACT REPORT

**Tentative Tract Map No. 17331**

Exhibit 3-6



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**Table 3-2  
Proposed Development for Tentative Tract Map No. 17731**

Lot	Land Use	Proposed Project <sup>1</sup>			Project Alternative <sup>1</sup>		
		Pad Acreage	Landscape Lot Acreage	Total Acreage	Pad Acreage	Landscape Lot Acreage	Total Acreage
1	Residential	6.0	0.9 <sup>Lot G</sup>	6.9	6.0	0.9 <sup>Lot G</sup>	6.9
2	Residential	1.0	--	1.0	1.0	--	1.0
3	Residential	2.0	--	2.0	2.0	--	2.0
4	Residential	1.4	--	1.4	1.4	--	1.4
5	Residential	7.1	--	7.1	7.1	--	7.1
6	Residential	5.3	1.3 <sup>Lot I</sup>	6.6	5.3	1.3 <sup>Lot I</sup>	6.6
7	Residential	1.7	0.1 <sup>Lot R</sup>	1.8	1.7	0.1 <sup>Lot R</sup>	1.8
8	Residential	1.5	0.1 <sup>Lot Q</sup>	1.6	1.5	0.1 <sup>Lot Q</sup>	1.6
9	Residential	1.5	--	1.5	1.5	--	1.5
10	Residential	2.1	0.1 <sup>Lot S</sup>	2.2	2.1	0.1 <sup>Lot S</sup>	2.2
11	Residential	3.5	--	3.5	3.5	--	3.5
12	Residential	8.5	0.3 <sup>Lot F</sup>	8.8	8.5	0.3 <sup>Lot F</sup>	8.8
13	Residential – Project Alternative Only				9.3	2.6 <sup>Lot H</sup>	11.9
<i>Subtotal Residential</i>		41.6	2.7	44.3	50.9	5.3	56.2
13 <sup>2,3</sup>	Civic Center – Proposed Project Only <sup>4</sup>	9.3	2.6 <sup>Lot H</sup>	11.9			
14	Private Recreation Center	1.6	0.3 <sup>Lot N</sup>	1.9	1.6	0.3 <sup>Lot N</sup>	1.9
15	Public Park	0.5	--	0.5	0.5	--	0.5
16	Public Park	0.5	--	0.5	0.5	--	0.5
17 <sup>5</sup>	Public Park	3.2	--	3.2	3.2	--	3.2
<i>Subtotal Parks/Recreation</i>		5.8	0.3	6.1	5.8	0.3	6.1
18	Existing Water Tanks	11.0	9.3 <sup>Lots K,L,M,O</sup>	20.3	11.0	9.3 <sup>Lots K,L,M,O</sup>	20.3
19	Existing IRWD Facility	8.1	--	8.1	8.1	--	8.1
<i>Subtotal Existing Facilities</i>		19.1	9.3	28.4	19.1	9.3	28.4
A	Private Drive A	0.5	--	0.5	0.5	--	0.5
B	Private Drive B	0.5	--	0.5	0.5	--	0.5
C	Private Drive C	0.6	0.2 <sup>Lot J</sup>	0.8	0.6	0.2 <sup>Lot J</sup>	0.8
D	Private Drive D	0.8	--	0.8	0.8	--	0.8
E	Private Drive E	0.3	--	0.3	0.3	--	0.3
<i>Subtotal Public Streets</i>		2.7	0.2	2.9	2.7	0.2	2.9
--	"A" Street	2.2	0.3 <sup>Lot P</sup>	2.5	2.2	0.3 <sup>Lot P</sup>	2.5
--	"B" Street	1.1	--	1.1	1.1	--	1.1
--	Indian Ocean Drive	1.7	--	1.7	1.7	--	1.7
<i>Subtotal Public Streets</i>		5.0	0.3	5.3	5.0	0.3	5.3
F	Landscape Lot	--	0.3	--	--	0.3	--
G	Landscape Lot	--	0.9	--	--	0.9	--
H <sup>2</sup>	Landscape Lot	--	2.6	--	--	2.6	--
I	Landscape Lot	--	1.3	--	--	1.3	--
J	Landscape Lot	--	0.2	--	--	0.2	--
K	Landscape Lot	--	1.7	--	--	1.7	--
L	Landscape Lot	--	3.0	--	--	3.0	--
M	Landscape Lot	--	0.7	--	--	0.7	--



**Table 3-2 [continued]  
Proposed Development for Tentative Tract Map No. 17731**

Lot	Land Use	Proposed Project <sup>1</sup>			Project Alternative <sup>1</sup>		
		Pad Acreage	Landscape Lot Acreage	Total Acreage	Pad Acreage	Landscape Lot Acreage	Total Acreage
N	Landscape Lot	--	0.3	--	--	0.3	--
O	Open Space	--	3.9	--	--	3.9	--
P	Landscape Lot	--	0.3	--	--	0.3	--
Q	Landscape Lot	--	0.1	--	--	0.1	--
R	Landscape Lot	--	0.1	--	--	0.1	--
	<i>Subtotal Landscape Lots</i>	--	<i>15.4</i>	--	--	<i>15.4</i>	--
	<i>TOTAL ACREAGE</i>			<i>98.9</i>			<i>98.9</i>

Notes:

1. Lots 13 and H would be offered as an "irrevocable offer of dedication" to the City for the development of a Civic Center (proposed project).
2. Minimum of 9.0 usable net acres are required for the Civic Center, pursuant to the Development Agreement.
3. The Public Facility Overlay allows the development of a Civic Center in PA 13.
4. Minimum of 2.95 usable net acres are required for the Passive Park, pursuant to the Development Agreement.

Tentative Tract Map Lots 1 through 13 are proposed for future residential development. Lot 13 (and the associated landscape Lot H) would be offered to the City for the development of a Civic Center (proposed project). Lots 14 through 17 are proposed as park and recreation uses for the project's residential uses and surrounding areas. Lots 18 and 19 would continue to be used for IRWD operations. Lots A through E would be used for private streets, and "A" Street, "B" Street, and Indian Ocean Drive are proposed as public streets. Lots F through R are proposed for landscape lots.

## Residential Uses

### Area Plan – Proposed Project

Under the proposed project, the Area Plan designates 12 residential planning areas comprising approximately 44.3 acres. The maximum permitted residential density per Planning Area is 25 dwelling units per acre; however, the total housing unit cap for the development has been established by the Development Agreement as 833 units. A maximum of 608 residential dwelling units in a variety of density ranges and housing types are allowed in Planning Areas 1 through 12. The appropriate product mix would be decided upon in the future, as dictated by the marketplace and within the provisions of the proposed Area Plan. One or more of the following proposed housing types are anticipated:

- Single-Family Detached Residential;
- Single-Family Detached Enclave Residential;
- Single-Family Attached Residential; and
- Multi-Family Attached Residential.



Planning Area 13 is designated Medium Density Residential with a Public Facility Overlay. As allowed by the Public Facility Overlay, Planning Area 13 proposes development of a Civic Center; refer to the *Civic Center* Section below.

#### Area Plan – Project Alternative

Under the project alternative, the Area Plan designates 13 residential planning areas comprising approximately 56.8 acres. A maximum of 833 residential dwelling units in a variety of density ranges and housing types are allowed in Planning Areas 1 through 13.

#### Tentative Tract Map – Proposed Project

Under the proposed project, the Tentative Tract Map involves 12 residential lots (Lots 1 through 12) that correspond with the boundaries of the Area Plan's 12 Planning Areas. The proposed lots range from 1.0 to 8.5 acres, and 5 of the 12 lots involve associated landscape lots (Lots F, G, I, R, and Q). The proposed lots would support a variety of future residential housing types (consistent with those permitted by the Area Plan); the specific housing types are unknown at this time. However, residential development would not exceed 25 du/ac per lot or 608 dwelling units, in accordance with the Area Plan.

#### Tentative Tract Map – Project Alternative

Under the project alternative, the Tentative Tract Map involves 13 residential lots (Lots 1 through 13) that correspond with the boundaries of the Area Plan's 13 Planning Areas. The proposed lots range from 1.0 to 9.13 acres, and 7 of the 12 lots involve associated landscape lots (Lots F, G, H, I, R, and Q). Residential development would not exceed 25 du/ac per lot or 833 dwelling units.

### **Civic Center (Public Facility)**

#### Area Plan – Proposed Project (Planning Area 13)

Under the proposed project, the Area Plan designates Planning Area 13 (approximately 11.9 gross acres) as Medium Density Residential with a Public Facility Overlay. In accordance with the Overlay, Planning Area 13 is planned for a Civic Center that would be designed to serve as governmental offices for the City of Lake Forest. The Civic Center is anticipated to contain a City Hall, a Community Center, sheriff/police facilities, and parking.

#### Area Plan – Project Alternative

The project alternative does not involve a Public Facility (i.e., Civic Center) in Planning Area 13. Medium Density Residential uses are proposed; refer to the *Residential Uses [Area Plan – Project Alternative]* Section above.



### Tentative Tract Map – Proposed Project

As permitted by the Area Plan’s Public Facility Overlay, the Tentative Tract Map proposes a Civic Center on Lot 13, which would be offered as an “irrevocable offer of dedication” to the City for the development of a Civic Center. Pursuant to the Development Agreement, a 9.3-acre development pad plus approximately 2.6 acres of landscaping (Lot H) would be provided. The future Civic Center would include an approximately 44,000-square foot City Hall and approximately 20,000 square feet of community center space located in one or two buildings, with a possible future 50,000-square-foot government facility.

### Tentative Tract Map –Project Alternative

The project alternative does not involve a Civic Center on Lot 13. Residential uses as permitted by the Medium Density Residential designation are proposed; refer to the *Residential Uses [Tentative Tract Map – Project Alternative]* Section above.

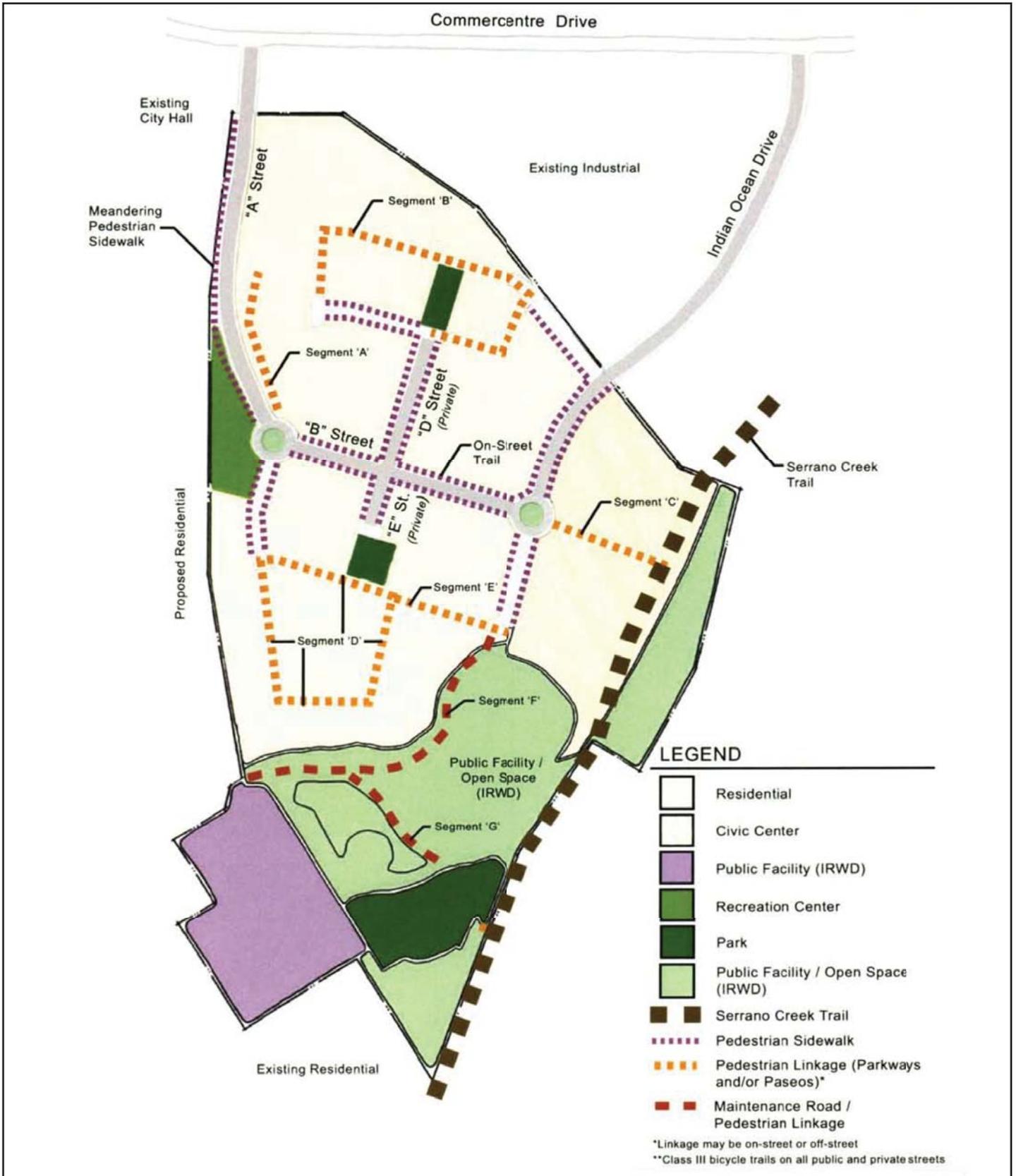
## **Parks and Trails**

### Area Plan

The Area Plan designates approximately 1.9 acres to be utilized for a 1,500-square foot private recreation center (Planning Area 14), and two neighborhood parks, and a passive/nature park, (Planning Areas 15 through 17); refer to Exhibit 3-7, *Proposed Master Plan of Parks, Trails, and Open Space*. The Area Plan identifies Planning Area 14 for the development of a private recreation center. This recreation center would be available for use by residents within the Serrano Summit community and their guests. The facility would include a clubhouse building, restrooms and showers, a swimming pool, tot lot, open play area, and a surface parking lot. The recreation center has been specifically sited to offer views and vistas of the surrounding areas. There would be two 0.5-acre on-site neighborhood parks (Planning Areas 15 and 16). According to the Development Agreement, neighborhood parks must be a minimum of 0.5 acres in size in order to be considered for public park credit. Amenities supporting the neighborhood parks would include one or more of the following: seating areas; volleyball court or basketball court (1/2 court); tables; benches; trash cans; drinking fountains; and barbecues, shade structure for group recreation purposes, play area/tot lot, and/or informal gathering areas. In addition to the neighborhood parks, the Area Plan identifies a 3.2-acre passive/nature park located adjacent to Serrano Creek (Planning Area 17).

### Tentative Tract Map

As depicted in Table 3-2, the Tentative Tract Map creates four lots (Lots 14 through 17) for parks and recreation uses: a private recreation center; two public parks; and one public passive park. The proposed private recreation center would be located on a 1.6-acre pad with 0.3 acres of landscaping (Lot N) for a total of 1.9 acres (Lot 14). This center would be situated along the site’s western boundary. The two proposed public parks would each total 0.5 acres, and would be situated at the northern terminus of Private Street “D” (Lot 15) and the southern terminus of Private Street “E” (Lot 16). The 3.2-acre passive public park is proposed on Lot 17, at the southernmost portion of the project site.



Source: Serrano Summit Area Plan by KTG Group, Inc., July 2010.

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# Proposed Master Plan of Parks, Trails, and Open Space

SERRANO SUMMIT AREA PLAN 2009-01 AND  
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## **Infrastructure (Public Facilities and Services)**

### Area Plan

The Area Plan's proposed infrastructure includes wet and dry utilities to serve the project site. Wet utilities include domestic water, reclaimed water, sewer service, and storm drainage. Domestic water, reclaimed water, and sewer service to the property would be supplied by the Irvine Ranch Water District, as under present conditions. The Area Plan includes master plans for domestic and reclaimed water systems, the sewer system, and storm drains to serve the project site. The Area Plan also identifies dry utilities, such as cable, electric, telephone, and gas service.

### Tentative Tract Map

The TTM anticipates the construction of all backbone infrastructure necessary to provide wet and dry utilities to the project site, pursuant to the infrastructure plans described in the Area Plan and referenced in the above paragraph. These services and facilities would be designed and installed pursuant to development standards of each respective agency, including, but not limited to, the Irvine Ranch Water District, the City of Lake Forest, Southern California Edison, Southern California Gas, COX Communications, and AT&T.

## **Open Space and Existing Public Facilities**

### Area Plan

The Area Plan identifies Planning Areas 18 and 19 as Public Facility/Open Space uses. These areas contain existing IRWD facilities, as described in the *Existing On-Site Conditions* Section above, which are proposed to be retained on-site. The Serrano Creek regional trail provides recreational pedestrian and bicycle amenities from the northeastern portion of the City along Serrano Creek and adjacent to the project area. A shared pedestrian access and service road is proposed to provide connections between the project site, regional trail system (i.e., the Serrano Creek Trail), and passive/nature park.

### Tentative Tract Map

As identified on Tentative Tract Map Lots 18 and 19, the project would maintain the existing water tanks (on 20.3 acres) as well as the existing IRWD facility (8.1 acres). Also, the project would include a proposed trail easement at the northwestern portion of the site, which would connect the existing Serrano Creek Trail with Lot 13. Lot 13 would be connected to the proposed passive public park (located at the southern portion of the site at Lot 17) through a shared roadway that would serve both pedestrian and utility access along Lot K and the southern portion of Lot 18.

## **Circulation System**

### Area Plan

The project area is accessible regionally from Commercentre Drive, Bake Parkway, and Lake Forest Drive/Dimension Drive. Locally, access to the project area is proposed via Commercentre Drive, which would connect to the project site via Indian Ocean Drive on the east and Biscayne Bay Drive on the west. The project site would be served internally by a network of public collector roadways



and private local streets. The proposed collector streets are: Indian Ocean Drive; “A” Street (currently Biscayne Bay Drive); and “B” Street (which connects Indian Ocean Drive and “A” Street at two roundabouts), with private access streets to various Planning Areas.

The Area Plan indicates vehicle access and connectivity for all proposed Planning Areas. Each Planning Area would then have internal roadways, to be reviewed in greater detail at the site plan review stage. The Area Plan also indicates connectivity between the development and the existing water treatment plant area. It is anticipated that service or delivery vehicles may utilize these connections to travel from Indian Ocean Drive to the water treatment facility.

### Tentative Tract Map

The Tentative Tract Map proposes three public streets (an extension of Indian Ocean Drive, “A” Street, and “B” Street) and five private streets (Private Drive A through Private Drive E, located at Lots A through E, respectively). Indian Ocean Drive proposes a right-of-way width ranging from 47.5 to 51.5 feet. “A” Street proposes a right-of-way width of 71 feet. “B” Street proposes a right-of-way width of 56 feet. Right-of-way associated with private streets would range from 46 to 68 feet in width. All streets would include sidewalks for pedestrian connectivity.

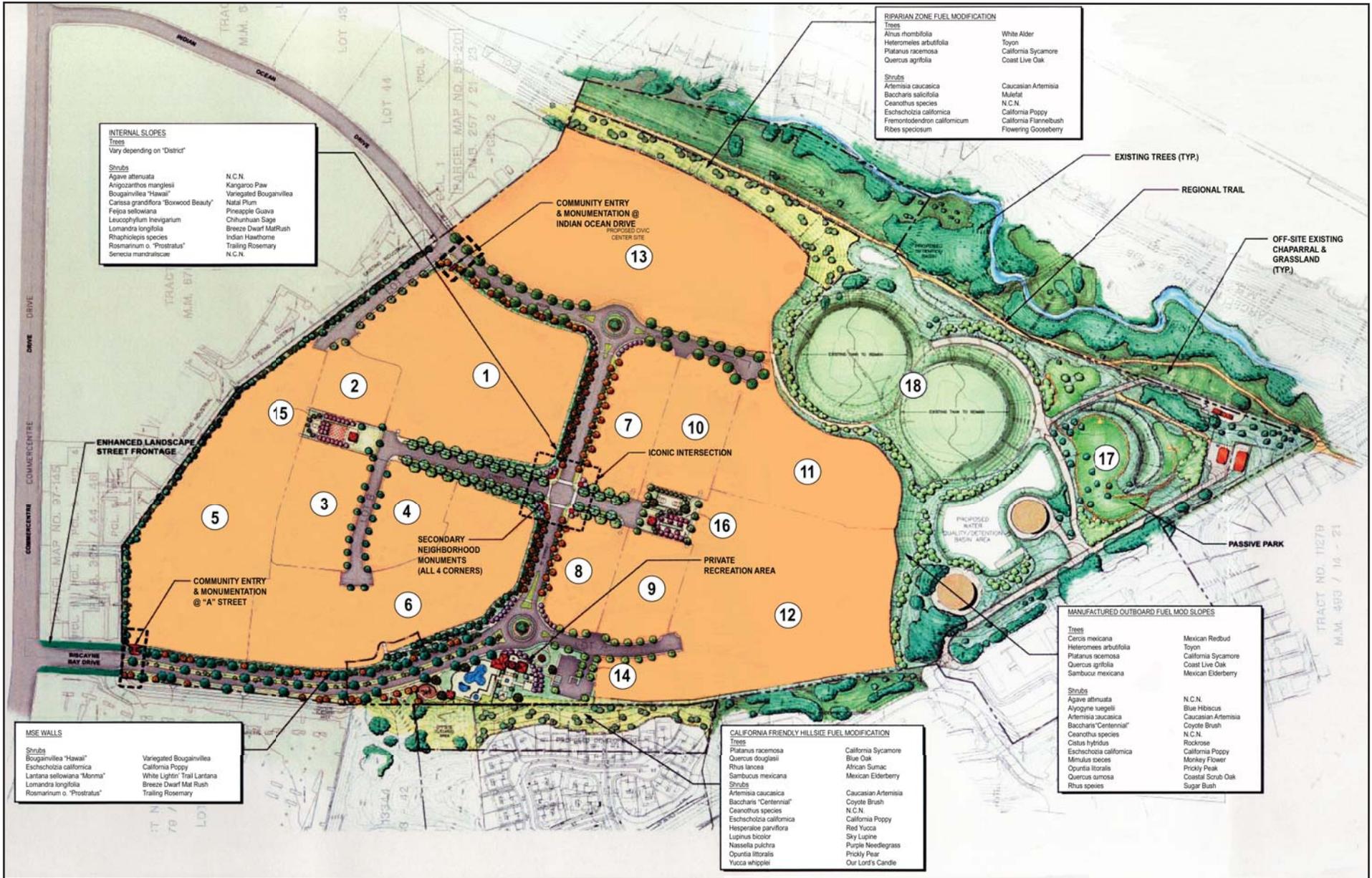
### **General Design Guidelines**

The Area Plan establishes design guidelines for all new development within the project site. Individual development projects would be required to substantially comply with all applicable design guidelines, as they define the minimum or baseline standards. The design guidelines further define the desired character and image of development for the project site. Design guidelines for residential uses address a variety of areas including, but not limited to, site plan design, building form and massing, roof design, building materials, roof materials, building color, garage design, outdoor living space, architectural detailing, and functional elements. The proposed Area Plan also includes a Green Builder Program that includes energy conservation measures, reduction of non-renewable resources, and California-appropriate landscaping practices.

Civic Center design guidelines include elements such as site design, general guidelines for buildings, civic center buildings, and a parking structure, as well as civic center plaza design, landscaping, signage, bus shelters, walls and fences, and lighting standards. As the designs for the Civic Center have not been initiated yet, these design guidelines are intended to be generic in nature and do not mandate the construction of any of the elements.

### **Landscape Design Guidelines**

Specific landscape design principles are enforced through the Area Plan’s design guidelines. These design guidelines include, but are not limited to, specific landscape theme requirements, irrigation practices and design requirements, designated tree districts, a tiered landscape program, and specific streetscape design guidelines. The designated tree districts include Riparian Zone, Coniferous Forest Zone, California Hillside Friendly Zone, and Fuel Modification Overlay. Exhibit 3-8, Proposed Conceptual Landscape Master Plan, depicts on-site tree and shrub requirements as well as required plant species for the Riparian Fuel Modification Zone. The proposed Landscape Design Guidelines also include specific guidelines for community and neighborhood entries and monumentation. Key entries are proposed in order to enhance community identity and establish a unique character and theme for the project site through the use of specific plant groupings.



Source: Serrano Summit Area Plan by KTGy Group, Inc., October 2009.

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# Proposed Conceptual Landscape Master Plan

Exhibit 3-8



The proposed Landscape Design Guidelines include specific standards for proposed community trails, neighborhood parks, and the recreation center. Also, a themed community wall program and overall wall guidelines would be implemented. Wall design, materials, color, and finishes would be required to complement adjacent architecture. Lighting design and practices are included to be consistent in style, color, and materials for the project. Lighting fixtures would be required to provide sufficient illumination for the safety and well being of the community as well as prevent glare from impacting adjacent residents.

## **Development Regulations**

The Area Plan's Development Regulations, along with the Zoning Ordinance and the Development Agreement, regulate design and development within the project area. The Regulations include general provisions, which apply to all proposed land development within the project site and sustainability development regulations, which address structures and site development, and landscape sustainability. The Development Regulations provided in the Area Plan also address the following issues: signage; lighting; site furnishings; bus turnouts and shelters; mail boxes, and model homes.

## **Grading**

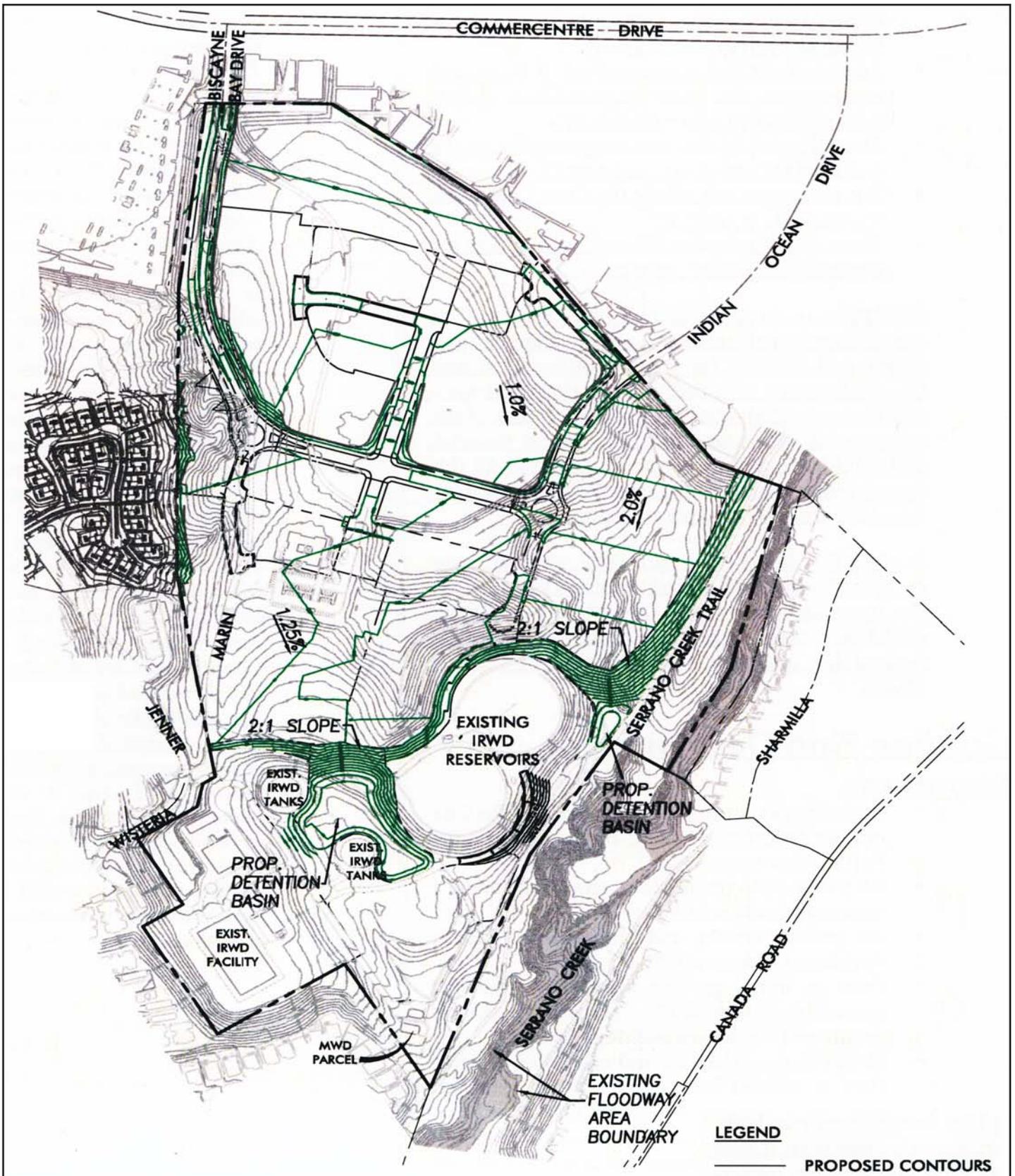
### Area Plan

The proposed Area Plan includes a conceptual grading approach that is consistent with the requirements of the City and proposes mass graded pads at a minimum of one percent slope; refer to Exhibit 3-9, Proposed Grading Concept Plan. Generally, the proposed Conceptual Grading Plan includes the retention of the general slope of the site relative to its surroundings as well as existing edge conditions. The Area Plan proposes grading work to be balanced on-site, to minimize export or import of earth. The grading concept proposes terracing of the site into several mass-graded pads, to accommodate for Planning Areas 1 through 16, while the remainder of the site would slope downward toward the south, essentially retaining its current slope. Based on the Grading Concept Plan, there is no off-site grading proposed. The portion of the project site east of the Serrano Creek is not proposed to be graded.

### Tentative Tract Map

The proposed grading shown on the Tentative Tract Map reflects the conceptual grading approach in the Area Plan. The estimated earthwork, which would be balanced on-site, would involve approximately 860,000 cubic yards (CY) of cut and approximately 860,000 CY of fill. All slopes would be constructed at a maximum slope ratio of 2:1 and would be terraced. All lot and pad gradients would be a minimum of two percent slope.

Several mass-graded pads are proposed. The mass graded pads would have a one percent minimum grades. The first mass-graded pad is proposed at the northern portion of the site and would accommodate for Planning Areas 1 through 6 and 16. The pad elevation is proposed to be approximately 685 above mean sea level (msl), which would be achieved by lowering portions of the site and raising other portions. The current elevation of this area ranges from 660 to 700 feet above msl.



Source: Serrano Summit Area Plan by KTGy Group, Inc., October 2009.

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# Proposed Grading Concept Plan

Exhibit 3-9



To achieve a flat area for development, slopes and retaining walls are proposed around the Planning Area perimeters. As these walls would be located at the back of the street and visible from lower grades, landscaped buffers with trees, shrubs, and ground cover are planned. Substantial retaining walls are proposed to be mechanically stabilized earth (MSE) walls, while other walls would be vertical concrete masonry. Wall heights identified on the Tentative Tract Map within Planning areas 1 through 6 and 16 are up to 16.5 feet tall.

The second mass-graded pad is proposed south of “B” Street and would accommodate for Planning Areas 7 through 12, and 14 and 15. The pad elevation is proposed to be approximately 655 feet above msl, which is about 10.0 feet lower than the existing elevation. The southern boundary of this pad would be lower in elevation and therefore would require retaining walls and slopes to accommodate the grade difference. The retaining walls would likely be visible from the IRWD water treatment facility, with a maximum height of 21 feet.

The third and last graded pad is proposed in Planning Area 13, which must be graded and compacted to a two percent slope and dedicated to the City (under the proposed project), per the Development Agreement. The existing elevation of this area ranges from 580 to 670 feet above msl. The proposed elevation is approximately 665 feet above msl and would require a significant amount of fill from other parts of the site.

Retaining walls located adjacent to streets would be decorative. The City recently adopted the Retaining Wall Design Guidelines and the proposed retaining walls must be consistent with the Guidelines.

### **3.4 GOALS AND OBJECTIVES**

Pursuant to Section 15124(b) of the *CEQA Guidelines*, the EIR project description must include “[a] statement of objectives sought by the proposed project . . . . The statement of objectives should include the underlying purpose of the project.”

The following are the project’s goals and objectives, which were developed by the project Applicant team, in consultation with community feedback, and the City of Lake Forest.

- Develop in accordance with the Medium Density Residential land use designation (between 15-25 units per acre), as stated by the General Plan.
- Benefit the entire community by developing a minimum of 500 units to ensure that fees paid as required by the Development Agreement are adequate to fund public facilities.
- Benefit the entire community by providing adequate public open space (public parks and trail connections to existing regional trails) as well as the dedication of a site for a future civic center.
- Provide a diversity of housing types, to ensure that housing is available to residents with a range of incomes.



- Locate access points to facilitate access to both the Civic Center and future residential neighborhoods, while minimizing traffic impacts on existing residential neighborhoods.
- Ensure adequate internal circulation through street designs consistent with City standards.
- Allow the existing Irvine Ranch Water District water treatment facility operations to be retained and ensure that adequate separation between the facility and residential neighborhoods is maintained for purposes of security and aesthetics.

### 3.5 PHASING/CONSTRUCTION

The proposed phasing for the project provides a conceptual framework to facilitate development of the Area Plan, while assuring the provision of infrastructure necessary to support the planned development; refer to Exhibit 3-10, *Development Phasing Plan*. Development is assumed to occur in four phases:

- Phase I: Includes “A” Street, “B” Street, and the extension of Indian Ocean Drive, as well as Lots 7 through 12 (residential), and 16 and 17 (public parks);
- Phase II: Includes Lot 14, the private recreation center; and
- Phase III: Includes Lots 1 through 6 (residential) and Lot 15 (public park).

#### Proposed Project

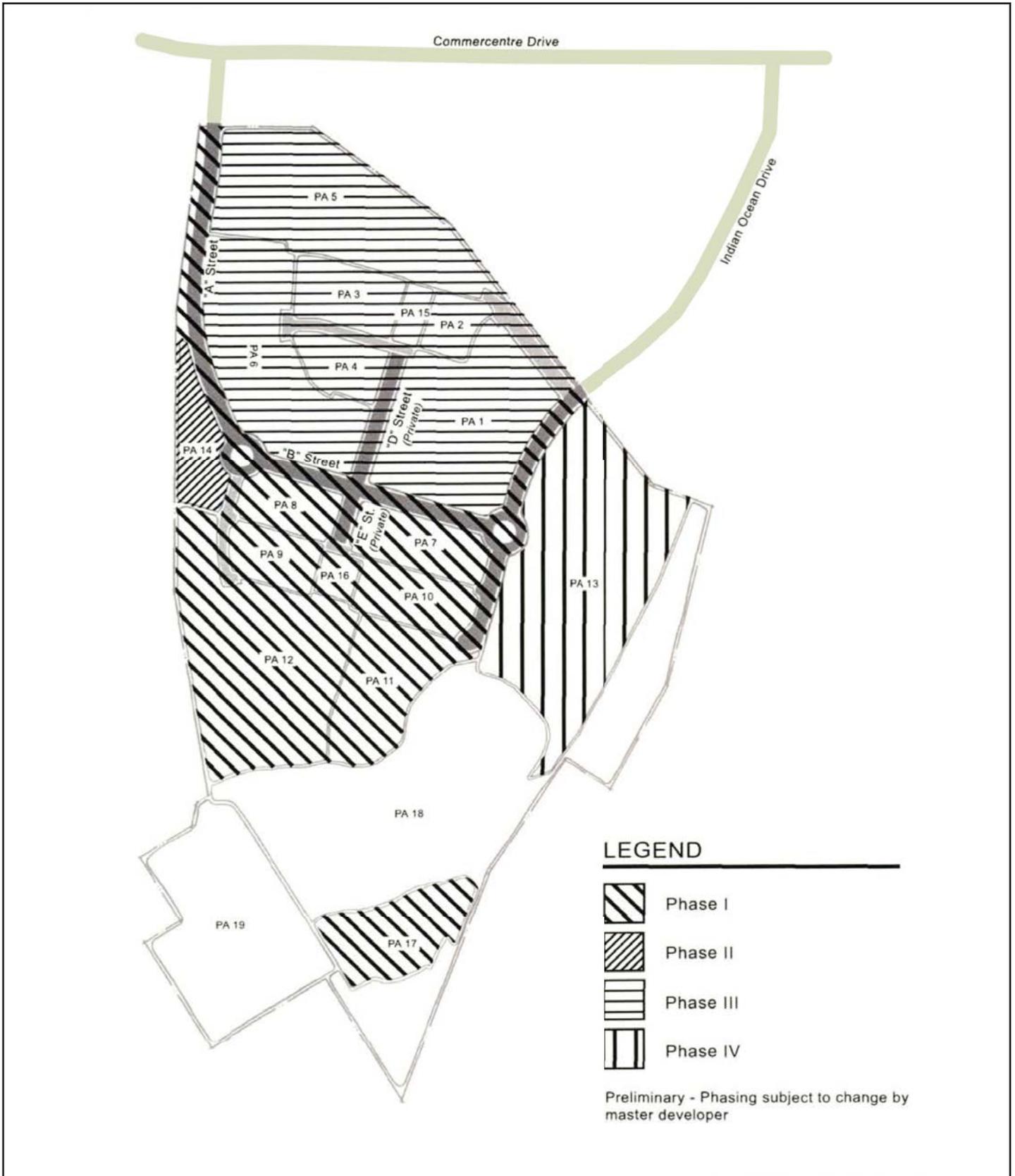
- Phase IV: Includes Lot 13, the proposed Civic Center.

#### Project Alternative

- Phase IV: Includes Lot 13 (residential).

Following the City’s certification of the environmental document and approval of the Area Plan, the phased development of the Area Plan would commence in a manner designed to address the following objectives:

- Orderly build-out of the community based upon market and economic conditions.
- Implementation of financing mechanisms without creating a financial or administrative burden on the City.
- Provision of adequate infrastructure and public facilities concurrent with development of each phase.
- Protection of public health, safety, and welfare.



Source: Serrano Summit Area Plan by KTG Y Group, Inc., July 2010.

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# Development Phasing Plan

Exhibit 3-10



The exact timing, location, and extent of individual phases is largely dependent on the independent decisions of the private developers and landowners who are, in turn, influenced by market conditions. Phasing would also likely be influenced by relative capital costs associated with extending infrastructure and services to different phases.

### **3.6 AGREEMENTS, PERMITS, AND APPROVALS**

The City, as Lead Agency for the project, has discretionary authority over the proposed Area Plan. In order to implement this project, future developers would need to obtain, at a minimum, the following discretionary permits/approvals:

- Environmental Review;
- Subsequent tentative maps, site plans, and/or condominium maps;
- Final Development Plan(s);
- Use Permit(s), if applicable;
- Grading Permit(s);
- Building Permit(s);
- Permit(s) from the South Coast Air Quality Management District;
- Permit(s) from the Irvine Ranch Water District;
- Permit(s) from the Army Corps of Engineers;
- Notice of Intent, Water Quality Management Plan, and Permit(s) from the Santa Ana Regional Water Quality Control Board; and
- An Agreement from the California Department of Fish and Game.